

13. LESSEE shall have the right to erect and install such improvements on or about the premises as it may from time to time deem necessary or expedient for the conduct of its business, provided that such improvements shall become the property of LESSOR at the end of the term of this lease. Any increase in taxes assessed or levied against the demised premises that is caused by or attributable to any such improvements made by LESSEE on or about the demised premises, shall be paid by LESSEE to the LESSOR as soon as the amount thereof has been ascertained.

14. LESSEE may not sublet the premises, or any part thereof, or assign this lease without in each case first securing the written consent of LESSOR. However, LESSOR shall not unreasonably withhold its written consent to any such subleasing or assignment. Notwithstanding the foregoing, LESSEE may sublet the aforesaid premises, or any part thereof, or assign said lease to a wholly owned subsidiary without the necessity of securing LESSOR'S consent.

15. Provided this lease is still in effect and has not been terminated for any reason and provided that LESSEE notifies LESSOR in writing on or before the 1st day of July, 1969, of LESSEE'S election so to do, the LESSEE is hereby given the right, at LESSEE'S option, to extend the term of this lease for an additional period of five (5) years from the 1st day of January, 1970, to and including the 31st day of December, 1974, at the same rental and upon the same terms and conditions as set forth herein for the original term hereof. In the event the LESSEE shall have exercised its option of extension for an additional term of five (5) years as aforesaid and provided this lease is still in effect and has not terminated for any reason, and provided further that the LESSEE notifies the LESSOR in writing on or before the 1st day of July, 1974, of its election so to do, the LESSEE is hereby given the further right, at LESSEE'S option, to extend the lease for a second and successive term of five (5) years from the 1st day of January, 1975, to and including the 31st day of December, 1979, at the same rental and upon the same terms and conditions as set forth herein for the original term hereof.

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